

STATE OF CONNECTICUT • COUNTY OF TOLLAND  
INCORPORATED 1786

# TOWN OF ELLINGTON

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[www.ellington-ct.gov](http://www.ellington-ct.gov)

## PERMANENT BUILDING COMMITTEE

TUESDAY, OCTOBER 13, 2009

## REGULAR MEETING MINUTES

**Members Present:** P. Welti-Chairman, T. Adams, G. Feldman, J. Gerber (arr. 7:45), G. Magnuson, A. Leo Miller (arr. 7:55), P. Shupe

**Members Absent:** G. Blanchette, M. Joyse, K. Heminway, L. Spielman

**Others Present:** H. Pearson-MPN, Ad Hoc Pinney House Committee members-J. Gage, G. Gillung, M. Kupferschmid, M. Maciolek, D. Roberson, D. Wallace.

At 7:00 PM the committee did not have a quorum so the members started a discussion only information session.

Chairman Welti stated that the inside demolition was completed.

The general construction bids have come back and have been analyzed. General Builders in Wethersfield is the low bidder for the base bid as well as the alternates. The Town has received additional information regarding their past work. They have not done a lot of historic restoration. They renovated a train station in Naugatuck and they were the contractor for the Ellington Ambulance Corps building addition. Chief Hany gave them a very good recommendation.

Gary Magnuson calculated the unit pricing and added some contingencies to the project. He added extra brick work, repointing of mortar joints, wood framing at the Ell that may be needed, masonry repair for the roofs and some other structural items that may have to be done due to the age of the building. He is recommending an \$18,000 contingency be added to the budget. The Finance Office told him that there is \$391,000 in unencumbered funds. Mr. Magnuson feels that a budget of \$340,000 will be enough to do the work in the scope of the project now including the chimneys, windows and underground utilities. If there is additional work that needs to be done after the original budget is spent, money will be available from the remainder of the funds.

There was discussion of whether to replace the windows or not. The consensus of the committee members was that the windows should be replaced. The present windows are not functional. The members of the Pinney House Committee felt that the 4 original windows on the front of the house should be kept. There was discussion of the storm windows and what they would look like but the committee members were more concerned with the look from the inside of the house.

Chairman Peter Welti called the meeting to order at 8:45 PM when additional members arrived to fulfill the quorum.

The alternates were reviewed.

Alternate #4 is to rebuild all four chimneys. This alternate received unanimous agreement from the Permanent Building Committee as well as the Pinney House committee to include it.

Alternate #2 for the roof trusses will not be included with the contract.

Alternate #3 is for custom reproductive trim made out of a composite material. It was decided not to approve this alternate and go with the base bid which specifies stock trim rather than custom.

Alternate #5 for underground utilities will be added to the contract.

Alternate #6 Hot Air Furnace, it was decided to accept the furnace in the base bid with radiators and to clarify it with the contractor to make sure he understood it. There was offered at an additional charge, but the members felt it should be a deduction as hot air is usually less expensive than oil.

The windows were discussed again and the 1960's windows will be replaced. It was decided not to include alternate #1 in the acceptance and ask the contractor for a change order to replace all but the four original front windows.

**MOVED (MAGNUSON) SECONDED (ADAMS) AND PASSED UNANIMOUSLY TO ACCEPT GENERAL BUILDERS BASE BID OF \$299,000 WITH ALTERNATE #4 FOR \$16,600 FOR THE REPLACEMENT OF THE THREE REMAINING CHIMNEYS AND ALTERNATE #5 FOR THE UNDERGROUND UTILITIES FOR \$3,980 TOTALING \$319,580.**

There was discussion concerning the time of year the contractor will be completing the project and the painting of the outside of the building. Hugh Pearson stated that the specifications state that the contractor has to meet certain weather conditions. They will not allow the contractor to try to paint outside in March.

Peter Welti confirmed that the Volunteer Day will be 10/24/09 at 8 AM. He would like to see the trees on the perimeter of the house removed before that day. He feels that the remainder of work will take all the volunteers. He would like to get a price to do the work. Gerry Gillung stated that they have a landscaper that has volunteered and maybe able to do it earlier. Gerry will also contact John Curtis to let him know the day. If he cannot be there on that day, he may be able to go through the house before then and mark the beams that can come out on the inside of the house.

Hugh Pearson asked Peter Welti for a letter of intent to the contractor.

-Invoices

TRC Environmental for Asbestos Monitoring for Phase I

**MOVED (FELDMAN) SECONDED (ADAMS) AND PASSED UNANIMOUSLY TO APPROVE PAYMENT OF \$269 TO TRC ENVIRONMENTAL FOR ASBESTOS MONITORING FOR PHASE I OF PINNEY HOUSE RESTORATION.**

John Curtis for site visit with demolition contractor

**MOVED (FELDMAN) SECONDED (ADAMS) AND PASSED UNANIMOUSLY TO APPROVE PAYMENT TO JOHN CURTIS FOR SITE VISIT WITH THE DEMOLITION CONTRACTOR IN THE AMOUNT OF \$129.12 FOR PINNEY HOUSE RESTORATION.**

Moser Pilon Nelson from July 4 to September 25, 2009; balance to finish approx. \$10,000

**MOVED (ADAMS) SECONDED (FELDMAN) AND PASSED TO APPROVE PAYMENT TO MOSER PILON NELSON IN THE AMOUNT OF \$5,977.37 FOR WORK DONE BETWEEN JULY 4, 2009 TO SEPTEMBER 25, 2009 FOR PINNEY HOUSE RESTORATION PROJECT.**

Peter Welti stated that USA Hauling donated two dumpsters. Timber Ridge brought two dumpsters at a reduced cost.

**MOVED (ADAMS) SECONDED (MILLER) AND PASSED UNANIMOUSLY TO APPROVE PAYMENT OF \$776.14 TO TIMBER RIDGE FOR DUMPSTERS FOR DEMOLITION FOR PINNEY HOUSE RENOVATION.**

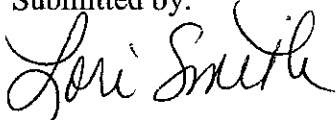
Mrs. Gillung asked about a clerk of the works. Peter Welti told her that John Curtis should be on call for any problems. Gary Magnuson and Peter Welti as well as the architect will be on sight periodically.

It was suggested that Eric Santini be notified of the volunteer day.

#### **Adjournment**

**MOVED (ADAMS) SECONDED (GERBER) AND PASSED UNANIMOUSLY TO ADJOURN THE MEETING AT 8:25 PM.**

Submitted by:



Lori Smith, Recording Clerk